

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>LEASE AMENDMENT</b>		<b>LEASE AMENDMENT No. 4</b>
<b>ADDRESS OF PREMISES</b> Corporate Center 9 Executive Drive Fairview Heights, IL 62208		<b>TO LEASE NO. GS-05B-16740</b>

**THIS AGREEMENT**, made and entered into this date by and between Valcour Development Company

whose address is: 8460 Watson Road, Suite 220  
St. Louis, MO 63119-5247

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease. This Lease Amendment is issued to extend the term of the Lease for a period of ~~one year~~ *six months* Shr

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 31, 2015 as follows:

USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT."

**A.** Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 31, 2000 through April 30, 2016, subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains 1 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: Jack B. Swanson  
Title: VP  
Entity Name: Valcour Development Company  
Date: Oct. 31, 2015

**FOR THE GOVERNMENT:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: John Boguslawski  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 10/31/2015

**WITNESSED FOR THE LESSOR BY:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: Ellen S. Hannion  
Title: Vice President Commercial Brokerage Balko Brown Transwestern  
Date: 10/31/15

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT		LEASE AMENDMENT No. 5
ADDRESS OF PREMISES Corporate Center 9 Executive Drive Fairview Heights, IL 62208		TO LEASE NO. GS-05B-16740

THIS AGREEMENT, made and entered into this date by and between Valcour Development Company

whose address is: 8460 Watson Road, Suite 220  
St. Louis, MO 63119-5247

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. This Lease Amendment is issued to extend the term of the Lease for a period of four months.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2016 as follows:

A. Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 31, 2000 through August 31, 2016, subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains 1 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)  
Signature: [Signature]  
Name: Jack B. Swanson  
Title: Owner  
Entity Name: Valcour Development Co.  
Date: May 1, 2016

FOR THE GOVERNMENT:

(b) (6)  
Signature: [Signature]  
Name: John Boguslawski  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 5-4-2016

WITNESSED FOR THE LESSOR BY:

(b) (6)  
Signature: [Signature]  
Name: Eric L. Johnson  
Title: Controller  
Date: 05-02-2016

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 1	DATE 11-15-00															
ADDRESS OF PREMISES Corporate Centre, Nine Executive Drive Fairview Heights, Illinois 62208		TO LEASE NO GS-05B-16740																
<p>THIS AGREEMENT, made and entered into this date by and between Fairview Plaza IV, L.L.C. Nine Executive Drive Fairview Heights, Illinois 62208</p> <p>whose address is</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>October 31, 2000</u> as follows:</p> <p>Supplemental Lease Agreement No.1 establishes the actual effective date of the lease contract and pays the Lessor a one-time lumpsum payment of \$277,326.00 for the initial space alterations. This amount settles all outstanding debts due the Lessor with regard to the initial space alterations provided under Lease No. GS-05B-16740.</p> <p>Accordingly, Paragraph 2 and 12 has been deleted in their entirety and the following inserted in lieu thereof:</p> <p>"2" TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 31, 2000 through October 30, 2010, subject to termination and renewal rights as may be hereinafter set forth.</p> <p>"12" The Government shall pay the Lessor an annual rental of \$964, 616.70 at a rate of \$80,384.72 per month in arrears. This rental rate is computed as follows:</p> <table><tr><td>42,123 rentable square feet at \$22.90</td><td>Yrs 10/31/2000 - 10/30/2005</td></tr><tr><td>42, 123 rentable square feet at \$23.93</td><td>Yrs 10/31/2005 - 10/30/2010</td></tr></table> <p>All other terms and conditions remain unchanged.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <table><tr><td>LESSOR: Fairview (b) (6)</td><td rowspan="4"><i>Managing Member</i> c/o Balke Brown Associates 800 St. Louis Union Station St. Louis, MO 63103</td></tr><tr><td>BY (Signature) (b) (6)</td></tr><tr><td>IN PRESENCE (b) (6)</td></tr><tr><td>(Signature)</td></tr></table> <table><tr><td>UNITED STATES OF AMERICA</td><td>(Address)</td></tr><tr><td>BY ANGELA Y. SANDERS (b) (6)</td><td>(Official Title) Contracting Officer</td></tr><tr><td>(Signature)</td><td></td></tr></table>				42,123 rentable square feet at \$22.90	Yrs 10/31/2000 - 10/30/2005	42, 123 rentable square feet at \$23.93	Yrs 10/31/2005 - 10/30/2010	LESSOR: Fairview (b) (6)	<i>Managing Member</i> c/o Balke Brown Associates 800 St. Louis Union Station St. Louis, MO 63103	BY (Signature) (b) (6)	IN PRESENCE (b) (6)	(Signature)	UNITED STATES OF AMERICA	(Address)	BY ANGELA Y. SANDERS (b) (6)	(Official Title) Contracting Officer	(Signature)	
42,123 rentable square feet at \$22.90	Yrs 10/31/2000 - 10/30/2005																	
42, 123 rentable square feet at \$23.93	Yrs 10/31/2005 - 10/30/2010																	
LESSOR: Fairview (b) (6)	<i>Managing Member</i> c/o Balke Brown Associates 800 St. Louis Union Station St. Louis, MO 63103																	
BY (Signature) (b) (6)																		
IN PRESENCE (b) (6)																		
(Signature)																		
UNITED STATES OF AMERICA	(Address)																	
BY ANGELA Y. SANDERS (b) (6)	(Official Title) Contracting Officer																	
(Signature)																		



GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 3

DATE (FOR GOV'T USE ONLY)

TO LEASE NO.  
GS-05B-16740

ADDRESS OF PREMISES

9 Executive Drive  
Fairview Heights, IL 62208

THIS AGREEMENT, made and entered into this date by and between

General Grant Colonial Village Inc.

whose address is 8460 Watson Road  
Suite 220  
St. Louis, MO 63119

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective November 1, 2010 as follows:

Supplemental Lease Agreement #3 is issued to modify Lease GS-05B-16740 that houses the U.S. Attorney's Office at 9 Executive Drive, Fairview Heights, IL to incorporate the following language:

The lease may be renewed at the option of the Government under the following terms:

Five (5) years (November 1, 2010-October 31, 2015) at the rental rate of \$24.85 per rentable square foot based on total rentable square feet of 43,498. Operating costs are to continue to adjust annually based on Paragraph 3.6(b) of the Lease.

The Government will exercise this renewal option for the described terms unless it declines the option in writing.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR General Grant Colonial Village Inc.

BY

(b) (6)

(Signature)

(Title)

VP

IN PRESENCE OF

(b) (6)

(Signature)

8460 Watson Rd., St. Louis, MO 63119

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

(b) (6)

BY

(Signature)

Contracting Officer

(Official Title)



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 8  TO LEASE NO. GS-05B-17015
ADDRESS OF PREMISES 3101 Constitution Drive Springfield, IL 62707-6728	PDN Number: N/A

THIS AMENDMENT is made and entered into between

ILLIRS CO, LLC

whose address is: 27500 Detroit Road, Suite 300  
Westlake, OH 44145-5913

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend the lease term.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 20, 2017 as follows:

1. Paragraph 2 of the Standard Form 2 of the Lease is hereby deleted in its entirety and replaced with the following in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 20, 2004 and continuing through April 19, 2018, subject to termination rights as may be hereinafter set forth."

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)  
Signature: \_\_\_\_\_  
Name: Rustam R. Khaver  
Title: president  
Entity Name: ILLIRS CO, LLC  
Date: 6/22/16

FOR THE GOVERNMENT:

(b) (6)  
Signature: \_\_\_\_\_  
Name: Emily Kelly  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 5PSCA  
Date: 6/28/16

WITNESSED FOR THE LESSOR BY:

(b) (6)  
Signature: \_\_\_\_\_  
Name: Heather Silber  
Title: lease Admin manager  
Date: 6/22/16

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 7 (2IL0244)  TO LEASE NO. GS-05B-17015
ADDRESS OF PREMISES <u>3101 Constitution Drive, Springfield, IL</u>	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **ILLIRS Company, LLC**

whose address is: 27500 Detroit RD STE 300  
Westlake, OH 44145-5913

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease. .

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **April 20, 2014** as follows:

Supplemental Lease Agreement No. 7 is issued to extend the lease for three years/ eighteen months firm under the same terms and conditions.

Therefore, Paragraphs 2 and 4 of the GSA Form SF-2, U.S. Government Lease for Real Property are hereby deleted and amended as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **April 20, 2004** through **April 19, 2017**, subject to termination as may be hereinafter set forth. In the event Lessor and the Government negotiate a new successor lease for the Premises, on terms and conditions acceptable to Lessor and the Government, upon the execution of such, this Lease can be terminated at any time after the effective date of the new successor lease.
4. The Government may terminate this lease at any time on or after **October 19, 2015** by giving at least ninety (90) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

This Lease Amendment contains {1} pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: (b) (6)  
 Name: DR. RUSTON R. KHEURY  
 Title: PRESIDENT, CARNEGIE INST. + DEVELOP.  
 Entity Name: ILLIRS COMPANY, LLC *corp*  
 Date: APRIL 1, 2014

**FOR THE GOVERNMENT:**

Signature: (b) (6)  
 Name: MALINDA E. PENNINGTON  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 4/9/2014

**WITNESSED FOR THE LESSOR BY:**

Signature: (b) (6)  
 Name: STEVEN M. EDEMAN  
 Title: C.O.O.  
 Date: APRIL 1, 2014

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL  
AGREEMENT

DATE

NO. 1

1/13/04

TO LEASE NO. GS-05B-17015

ADDRESS OF PREMISES 3101 Constitution Drive, Springfield, IL

THIS AGREEMENT, made and entered into this date by and between Illirs, Company, LLC,

whose address is c/o Carnegie Management and Development Corporation  
27500 Detroit Road, Suite 300  
Westlake, Ohio 44145

hereinafter called the Lessor and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective January 13, 2004, as follows:

Supplemental Lease Agreement (SLA) number 1 is hereby issued to establish the actual Tenant Improvement cost of (b) (6). The amount of (b) (4) 9 will be amortized over seven (7) years, with the remaining \$177,625 paid in a lump-sum; establish the tenant improvements as those shown on the design intents dated 3/14/03 and all approved revisions and/or additions thereafter, the Key Card Entry System, Intrusion Alarm System and Duress Alarm System. The SLA is also issued to document the revised rental rate as a result of the negotiated actual Tenant Improvement costs; revise the term of the lease to 10 years firm and establish that neither the lessor or the lessee will seek damages or file any claims on actions preceding the date of this SLA.

Therefore, Paragraphs 2, 3, 4 and 15 of GSA form SF-2, U.S. Government Lease for Real Property are hereby deleted and Paragraphs 2, 3 and 15 are substituted in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the firm term beginning on

March 1, 2004

through

February 28, 2014

Subject to termination rights hereinafter set forth. The effective date of March 1, 2004 is the estimated effective date, the actual effective date will be established by an SLA based on the space acceptance per Section 3.9 (f) of the SFO.

"3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears as follows: Rent for a lesser period shall be prorated.

TERM	ANNUAL RENT	RATE PRSF	RATE PUSF	MONTHLY RENT
03/01/2004 through 02/28/2005	\$671,554.00	\$22.46	\$24.60	\$55,962.83
03/01/2005 through 02/28/2006	\$671,554.00	\$22.46	\$24.60	\$55,962.83
03/01/2006 through 02/28/2007	\$671,554.00	\$22.46	\$24.60	\$55,962.83
03/01/2007 through 02/29/2008	\$692,484.00	\$23.16	\$25.36	\$57,707.00
03/01/2008 through 02/28/2009	\$692,484.00	\$23.16	\$25.36	\$57,707.00
03/01/2009 through 02/28/2010	\$692,484.00	\$23.16	\$25.36	\$57,707.00
03/01/2010 through 02/28/2011	\$692,484.00	\$23.16	\$25.36	\$57,707.00
03/01/2011 through 02/29/2012	\$577,668.00	\$19.32	\$21.16	\$48,139.00
03/01/2012 through 02/28/2013	\$577,668.00	\$19.32	\$21.16	\$48,139.00
03/01/2013 through 02/28/2014	\$577,668.00	\$19.32	\$21.16	\$48,139.00

"4. Paragraph 4 is deleted in its entirety.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Illirs Company, LLC, by Carnegie Management and Development Corporation, its Manager.

(b) (6)

BY

(Signature)

(Title)

Vice President

IN THE PRESENCE OF

(b) (6)

(Signature)

27500 Detroit Road, Suite 300  
Westlake, Ohio 44145

(Title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

(b) (6)

BY

DIANA K. GEORGE  
(Signature)

CONTRACTING OFFICER  
(Title)



15. In paragraph 1.11, Rental Rate Determination of SFO GS-05B-17015, the Lessor agrees to provide (b) (4) per useable square foot toward the cost of the improvements. The Lessor will provide (b) (4) toward the cost of tenant improvements with the amount of (b) (4) amortized over seven (7) years, at an interest rate of (b) (4) per year, with the remaining (b) (4) paid in a lump-sum.

LESSOR

GOV'T

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL  
AGREEMENT

DATE

NO. 2

TO LEASE NO. GS-05B-17015

ADDRESS OF PREMISES 3101 Constitution Drive, Springfield, IL 62704

THIS AGREEMENT, made and entered into this date by and between Illirs, Company LLC,

whose address is c/o Carnegie Management and Development Corporation  
27500 Detroit Road, Suite 300  
Westlake, Ohio 44145

hereinafter called the Lessor and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective April 20, 2004, as follows:

Supplemental Lease Agreement (SLA) number 2 is hereby issued to document the actual commencement date and BOMA rentable and usable square footage.

Therefore, Paragraphs 2 and 3 of GSA form SF-2, U.S. Government Lease for Real Property are hereby deleted and Paragraphs 2 and 3 are substituted in lieu thereof and Paragraph 17 is added:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

April 20, 2004 through April 19, 2014

subject to termination rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PRSF</u>	<u>RATE PUSF</u>	<u>MONTHLY RENT</u>
04/20/2004 through 04/19/2005	\$671,554.00	\$22.46	\$24.60	\$55,962.83
04/20/2005 through 04/19/2006	\$671,554.00	\$22.46	\$24.60	\$55,962.83
04/20/2006 through 04/19/2007	\$671,554.00	\$22.46	\$24.60	\$55,962.83
04/20/2007 through 04/19/2008	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2008 through 04/19/2009	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2009 through 04/19/2010	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2010 through 04/19/2011	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2011 through 04/19/2012	\$577,668.00	\$19.32	\$21.16	\$48,139.00
04/20/2012 through 04/19/2013	\$577,668.00	\$19.32	\$21.16	\$48,139.00
04/20/2013 through 04/19/2014	\$577,668.00	\$19.32	\$21.16	\$48,139.00"

"17. The Lessor and General Services Administration have agreed the rental rate and tenant improvement costs are based on 29,900 rentable square feet, 27,300 usable square feet, which is in accordance with the maximum usable square footage allowed per Section 1.1(a) of the SFO. It is further agreed that this square footage differs from the actual usable square foot measurement of 27,705."

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: ILLIRS COMPANY, LLC

BY (b) (6)  
(Signature)

Vice President  
(Title)

IN THE PRESENCE (b) (6)  
(Signature)

27500 Detroit Rd., Suite 300 Westlake, OH 44145  
(Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY (b) (6)  
DIANA K. GEORGE  
(Signature)

CONTRACTING OFFICER  
(Title)

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT

DATE

NO. 2

TO LEASE NO. GS-05B-17015

ADDRESS OF PREMISES 3101 Constitution Drive, Springfield, IL 62704

THIS AGREEMENT, made and entered into this date by and between Illirs, Company LLC,

whose address is c/o Carnegie Management and Development Corporation  
27500 Detroit Road, Suite 300  
Westlake, Ohio 44145

hereinafter called the Lessor and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective April 20, 2004, as follows:

Supplemental Lease Agreement (SLA) number 2 is hereby issued to document the actual commencement date and BOMA rentable and usable square footage.

Therefore, Paragraphs 2 and 3 of GSA form SF-2, U.S. Government Lease for Real Property are hereby deleted and Paragraphs 2 and 3 are substituted in lieu thereof and Paragraph 17 is added:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

April 20, 2004 through April 19, 2014

subject to termination rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PRSF</u>	<u>RATE PUSF</u>	<u>MONTHLY RENT</u>
04/20/2004 through 04/19/2005	\$671,554.00	\$22.46	\$24.60	\$55,962.83
04/20/2005 through 04/19/2006	\$671,554.00	\$22.46	\$24.60	\$55,962.83
04/20/2006 through 04/19/2007	\$671,554.00	\$22.46	\$24.60	\$55,962.83
04/20/2007 through 04/19/2008	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2008 through 04/19/2009	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2009 through 04/19/2010	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2010 through 04/19/2011	\$692,484.00	\$23.16	\$25.36	\$57,707.00
04/20/2011 through 04/19/2012	\$577,668.00	\$19.32	\$21.16	\$48,139.00
04/20/2012 through 04/19/2013	\$577,668.00	\$19.32	\$21.16	\$48,139.00
04/20/2013 through 04/19/2014	\$577,668.00	\$19.32	\$21.16	\$48,139.00"

"17. The Lessor and General Services Administration have agreed the rental rate and tenant improvement costs are based on 29,900 rentable square feet, 27,300 usable square feet, which is in accordance with the maximum usable square footage allowed per Section 1.1(a) of the SFO. It is further agreed that this square footage differs from the actual usable square foot measurement of 27,705."

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: ILLIRS COMPANY LLC

BY (b) (6)  
(Signature)

Vice President  
(Title)

IN THE PRESENCE OF (b) (6)  
(Signature)

27500 Detroit Rd. Suite 300 Westlake, Ohio 44145  
(Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY (b) (6)  
DIANA K. GEORGE  
(Signature)

CONTRACTING OFFICER  
(Title)



GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 3

TO LEASE NO. **GS-05B-17128**

ADDRESS OF PREMISES

**815 Pioneer Parkway  
Peoria, IL 61615-2144**

THIS AGREEMENT, made and entered into this date by and between SRH SUB-PVILLE, LLC  
whose address is  
**600 Washington Ave.  
Carlstadt, NJ 07072-0000**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 07/26/2014, as follows.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA FORM 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

This Lease Amendment No. 3 is issued to extend the term of the lease for a period of two years firm and to amend the rental rate for those two years.

**Paragraphs 2 and 3 are deleted in their entirety and replaced with the following:**

- 2 TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 26, 2004 through July 25, 2016 subject to termination rights as may be hereinafter set forth.
3. Starting July 26, 2014 the Government shall pay the Lessor annual rent of \$240,702 at the rate of \$20,058.50 per month in arrears. Rent consists of (b) (4) per month for shell rent and real estate taxes and (b) (4) per month for operating costs. Rent for a lesser period shall be prorated.

Rent checks shall be made payable to:

SRH SUB-PVILLE, LLC  
600 Washington Avenue  
Carlstadt, NJ 07072-0000

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)

Name: Jerry J. Silverman

Title: Principal

Entity Name: SRH SUB-PVILLE, LLC

Date: August 7, 2014

FOR THE GOVERNMENT:

Signature: (b) (6)

Name: Allan A. Broholm

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 8-7-14

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)

Name: Jacob Silverman

Title: Assistant

Date: 8/7/14

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No 5
LEASE AMENDMENT	TO LEASE NO. GS-05B-17128
ADDRESS OF PREMISES 815 Pioneer Parkway Peoria, IL 61615-2144	PDA NUMBER N/A

THIS AMENDMENT is made and entered into between SRH SUB-PVILLE LLC

whose address is: 600 Washington Avenue  
Carlstadt, NJ 07072-2902

hereinafter called the Lessor, and the UNITED STATES OF AMERICA hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended effective ~~February 26, 2016~~ as follows:

The purpose of this Lease Amendment Number Five (5) is to extend the term Two years

07/26/2016

SS CB

Paragraph 2 of Standard Form 2 is deleted in its entirety and replaced with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 26, 2004 through July 25, 2018 subject to termination rights as may be hereinafter set forth.

This Lease Amendment contains one (1) page

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date

FOR THE LESSOR:

(b) (6)  
Signature: [Redacted]  
Name: [Redacted]  
Title: [Redacted]  
Entity Name: SRH SUB-PVILLE LLC  
Date: 4/1/2016

FOR THE GOVERNMENT:

(b) (6)  
Signature: [Redacted]  
Name: Christopher Bonfiglio  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 06/01/2016

WITNESSED FOR THE LESSOR BY:

(b) (6)  
Signature: [Redacted]  
Name: [Redacted]  
Title: [Redacted]  
Date: 4/1/16



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-05B-18153
ADDRESS OF PREMISES  402 W. Main Street Benton, IL 62812-1316	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: PHT, Inc.  
3201 Foxberry Circle  
Carbondale, IL 62901-5235

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

6/30/14 **WHEREAS**, the parties hereto desire to amend the above Lease to extend the lease for four (4) months effective March 1, 2014 through ~~February 28~~, 2014. The extension will permit the Government to continue paying the Lessor rent while the Government wraps up the long term lease procurement.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 1, 2014 as follows:

A. Paragraph 2 of Lease No. GS-05B-18153, as amended by LA No. 1, is deleted in its entirety and replaced with the following:  
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2009 through June 30, 2014, subject to termination rights as may be hereinafter set forth."

B. Paragraph 3 of Lease No. GS-05B-18153, as amended by LA No. 1 and 2, is deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor rent as follows:

TERM	ANNUAL RENT	MONTHLY RENT	APPX. RATE PER RSF
10/1/2009 – 9/30/2012	\$376,467.75	\$31,372.31	\$20.25/RSF

This Lease Amendment contains 2 pages

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: (b) (6)  
Name: HARSH THAKUR  
Title: PRES  
Entity Name: PHT, INC  
Date: Feb 28, 2014

Signature: (b) (6)  
Name: Christopher Bonfiglio  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 03-04-2014

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)  
Name: EDWARD E. SMITH  
Title: PROJ. MGR  
Date: 02/28/2014

ORIGINAL



**Broken out as:**

Shell: (b) (4) (includes real estate taxes)

Operating: (b) (4) (plus CPI adjustments)

10/1/2012 - 6/30/2013      \$376,467.75      \$31,372.31      \$20.25/RSF

**Broken out as:**

Shell: (b) (4) (includes real estate taxes)

Operating: (b) (4)

(rent as of 10/1/12 was \$385,659.82, which included escalated operating rent of (b) (4))

7/1/2013 - 6/30/2014      \$249,702.75      \$20,808.56      \$20.25/RSF

**Broken out as:**

Shell: (b) (4) (includes real estate taxes)

Operating: (b) (4) (as of the effective date of this LA, current rent shall be \$256,650.45, which includes escalated operating rent of (b) (4) after the annual CPI due October 2013 was applied. CPI adjustments shall continue throughout the term of the Lease.)

CPI and tax adjustments shall continue throughout the term of this Lease in accordance with paragraphs 3.4 and 3.6 of the SFO.

If the Government occupies the premises for less than a full calendar month, then the rent shall be prorated based on the actual number of days occupancy for that month.

Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the payee designated in the Lessor's System for Award Management (SAM) registration, formerly known as "CCR". If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

Lessor:  
PHT Inc.  
3201 Foxberry Circle  
Carbondale, IL 62901-5235

Payee:  
Same as Lessor"

- C. Paragraph 4 of Lease No. GS-05B-18153, as amended by LA No. 1, is deleted in its entirety and replaced with the following:  
"4. The term of this Lease shall be from October 1, 2009 through June 30, 2014, subject to termination rights as may be hereinafter set forth. This Lease may be terminated at an earlier date only in the event that the current Lessor is awarded the new Government Lease and all agreed upon alterations are completed and accepted by GSA."

INITIALS: HT & CB  
LESSOR GOVT

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-05B-18153
ADDRESS OF PREMISES  402 W. Main Street Benton, IL 62812-1316	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: **PHT, Inc.**  
3201 Foxberry Circle  
Carbondale, IL 62901-5235

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend the lease for nine (9) months for the period October 1, 2012 through June 30, 2013 at the same annual rental rate. The extension will permit the Government to continue paying the Lessor rent while the long term lease negotiations are finalized.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective October 1, 2012 as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."
- B. "Exhibit B - Blocks of Space" is hereby being added into the Lease and referenced as an attachment under paragraph 7.
- C. SFO Paragraph -1.4 of the lease is hereby deleted in its entirety. Paragraphs 2, 3, 4, and 7 are also hereby deleted and replaced with the following:

This Lease Amendment contains 3 pages, including the attachment.

All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)  
Name: HARESH THAKKAR  
Title: PRES  
Entity Name: PHT INC  
Date: JAN 15, 2013

FOR THE GOVERNMENT:

Signature: (b) (6)  
Name: Tina Church  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 1/29/13

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)  
Name: EDWARD E. SMITH  
Title: EMC PROJECT MANAGER  
Date: 15 JANUARY 2013

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2009 through June 30, 2013, subject to termination rights as may hereinafter set forth.
3. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rate:

TERM	ANNUAL RENT	MONTHLY RENT	APPX. RATE PER RSF
10/1/2009 – 9/30/2012	\$376,467.75	\$31,372.31	\$20.25 (plus CPI escalations)
10/1/2012 to 6/30/2013	\$376,467.75	\$31,372.31	\$20.25 (current rent is \$383,208.87 which includes escalated CPI payments of (b) (4))

CPI and real estate tax escalations continue throughout the term of the lease.

If the Government occupies the premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

Lessor:  
PHT, Inc.  
3201 Foxberry Circle  
Carbondale, IL 62901-5235

Payee:  
Same as Lessor

4. The term of this lease shall be for forty-five (45) months with the Government having the option to terminate block B which consists of 5,444 USF/6,260 RSF (common area factor of 1.14990) in its entirety after May 30, 2013 by providing not less than 30 days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental for block B shall accrue after the effective date of termination. The Government also has the right to terminate block A in its entirety at an earlier date but **only in the event the current ownership is awarded the long-term lease and any alterations required for continued occupancy are completed and mutually inspected by the Lessor and Government.**

The space shall be divided and designated as follows:

Block A: 10,723 USF / 12,331 RSF  
Block B: 5,444 USF / 6,260 RSF  
TOTAL: 16,167 USF / 18,591 RSF

7. The following are attached and made a part hereof:

U.S. Government Lease for Real Property, Standard Form 2 – 2 pages  
Attachment A (Paragraphs 9-28) – 2 pages  
Solicitation for Offers (SFO No. GS-05B-18153 dated January 28, 2009) – 44 pages  
United States Attorney's Design Guide – 34 pages  
Form 3517B, General Clauses (Rev 11/05) – 33 pages  
Form 3518, Representations and Certifications (Rev 1/07) – 7 pages  
Form 1217 – 2 pages  
Form 1364 – 3 pages (including Attachment No. 1)  
Exhibit A, Floor Plan – 1 page  
Exhibit B, Blocks of Space – 1 page

INITIALS:

AT  
LESSOR

&

TC  
GOV'T





GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-05B-18153
ADDRESS OF PREMISES  402 W. Main Street Benton, IL 62812-1316	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: **PHT, Inc.**  
3201 Foxberry Circle  
Carbondale, IL 62901-5235

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to account for the reduction in space and decrease in rent due to one tenant having vacated their suite, and to extend the lease for six (6) months for the period July 1, 2013 through December 31, 2013. The extension will permit the Government to continue paying the Lessor rent while the long term lease negotiations are finalized.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 1, 2013 as follows:

- A. Paragraph 1 of Lease No. GS-05B-18153 is deleted in its entirety and replaced with the following:  
"1. The Lessor hereby leases to the Government the following described premises:  
12,331 rentable square feet of office space located on the first (1<sup>st</sup>) and second (2<sup>nd</sup>) floors of the building, located at 402 W. Main Street, Benton, IL 62812-1316, yielding 10,723 usable square feet, as depicted in Exhibit B – Block of Space, dated 7/1/2013.
- B. Paragraph 2 of Lease No. GS-05B-18153, as amended by LA No. 1, is deleted in its entirety and replaced with the following:  
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2009 through December 31, 2013, subject to termination rights as may be hereinafter set forth."

This Lease Amendment contains 4 pages, including the attachment.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: (b) (6)  
Name: ILARESH THAKKAR  
Title: PRES  
Entity Name: PHT, INC  
Date: July 1, 2013

**FOR THE GOVERNMENT:**

Signature: (b) (6)  
Name: Tina Church  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 8/7/13

**WITNESSED FOR THE LESSOR BY:**

Signature: (b) (6)  
Name: Jeffrey Linz  
Title: Administrator  
Date: July 1, 2013



C. Paragraph 3 of Lease No. GS-05B-18153, as amended by LA No. 1, is deleted in its entirety and replaced with the following:  
“3. The Government shall pay the Lessor rent as follows:

TERM	ANNUAL RENT	MONTHLY RENT	APPX. RATE PER RSF
10/1/2009 – 9/30/2012	\$376,467.75	\$31,372.31	\$20.25/RSF

Broken out as:

Shell: (b) (4) (includes real estate taxes)

Operating: (b) (4) (plus CPI adjustments)

10/1/2012 – 6/30/2013	\$376,467.75	\$31,372.31	\$20.25/RSF
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Broken out as:

Shell: Shell: (b) (4) (includes real estate taxes)

Operating: (b) (4)

(rent as of 10/1/12 was \$385,659.82, which included escalated operating rent of (b) (4))

7/1/2013 – 12/31/2013	\$249,702.75	\$20,808.56	\$20.25/RSF
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Broken out as:

Shell: (b) (4) (includes real estate taxes)

Operating: (b) (4) (as of the effective date of this LA, current rent shall be **\$255,799.65**, which includes escalated operating rent of (b) (4) before the annual CPI due October 2013. CPI adjustments shall continue throughout the term of the Lease.)

CPI and tax adjustments shall continue throughout the term of this Lease in accordance with paragraphs 3.4 and 3.6 of the SFO.

If the Government occupies the premises for less than a full calendar month, then the rent shall be prorated based on the actual number of days occupancy for that month.

Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the payee designated in the Lessor's System for Award Management (SAM) registration, formerly known as "CCR". If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

Lessor:  
PHT Inc.  
3201 Foxberry Circle  
Carbondale, IL 62901-5235

Payee:  
Same as Lessor"

D. Paragraph 4 of Lease No. GS-05B-18153, as amended by LA No. 1, is deleted in its entirety and replaced with the following:  
“4. The term of this Lease shall be for fifty-one (51) months. This Lease may be terminated at an earlier date only in the event that the current Lessor is awarded the new Government Lease and all agreed upon alterations are completed and accepted by GSA.”

E. Paragraph 13 of Lease No. GS-05B-18153 is deleted in its entirety and replaced with the following:  
“13. For the purpose of computing operating costs adjustments in accordance with Paragraph 3.6 of the SFO, the base cost of services is (b) (4) per annum for 18,591 rentable square feet of office space, effective 10/1/2009 – 6/30/2013. As of 7/1/2013, the base cost of services is reduced to (b) (4) for 12,331 rentable square feet of office space due to the reduction of space when 1 Government tenant moved out of the building.

F. Paragraph 14 of Lease No. GS-05B-18153 is deleted in its entirety and replaced with the following:  
“14. The Lease is subject to real estate tax adjustments. For tax adjustments in accordance with the terms of paragraph 3.4 of the SFO, the Government's percentage of occupancy is 100% effective 10/1/2009 – 6/30/2013. As of 7/1/2013, the Government's percentage of occupancy is established as 66.33% (calculated as 12,331 RSF / 18,591 RSF = .6633) due to the reduction of space when 1 Government tenant moved out of the building. The Government shall pay its proportionate share of real estate taxes which exceed the building's base year amount of \$52,200.00 for taxes.”


INITIALS: HT & TC  
LESSOR GOV'T

- G. All references in this Lease to "Central Contractor Registration" or "CCR" shall be construed to mean "System for Award Management" or "SAM." The website address is: [www.sam.gov](http://www.sam.gov)
- H. Exhibit B "Blocks of Space" has been deleted in its entirety and replaced with Exhibit B "Blocks of Space" dated 7/1/13.

INITIALS: HT & TC  
LESSOR GOVT



(b) (7)(F)

A-1		<b>Brian P. Edmison And Associates</b>	<b>Hiramoti Office Building</b>	<b>Sheet Title:</b>	<b>PROJECT NO.</b> 100-03
		Architecture • Interior Design • Preservation • Construction Management 900 Main St. Mt. Vernon, Illinois 62864 618-244-0780	402 West Main St. Benton, IL 62804	<b>First and Second Floor Plan</b>	
					<b>REVISIONS:</b>

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 6  TO LEASE NO. GS-05B-16777
ADDRESS OF PREMISES DETROIT CONNER STREET (b) (7) 3400 CONNER ROAD DETROIT, MI 48215-2433	

**THIS AMENDMENT** is made and entered into between: West Detroit MI, LLC

whose address is: 40 Danbury Road  
Wilton, CT 06897-4441

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

"Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective November 6, 2015 as follows:

Lease Amendment Number Six (6) is issued to extend the lease term thirty (30) months firm.

Standard Form 2, Paragraph 2 is deleted in its entirety and replaced with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 6, 2002 through May 5, 2018, subject to termination and renewal rights as may be hereinafter set forth."

Standard Form 2, Paragraph 4 is deleted in its entirety and replaced with the following:

"The Government may terminate this lease at any time on or after May 5, 2018 by giving at least (60) sixty days notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

This Lease Amendment contains one (1) page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

(b) (6)  
 Signature: \_\_\_\_\_  
 Name: Edward Rutledge  
 Title: Vice President  
 Entity Name: West Detroit MI, LLC  
 Date: 12/22/15

**FOR THE GOVERNMENT:**

(b) (6)  
 Signature: \_\_\_\_\_  
 Name: Christopher Bonfiglio  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 01-20-2016

**WITNESSED FOR THE LESSOR BY:**

(b) (6)  
 Signature: \_\_\_\_\_  
 Name: Jami-Lynne Fritz  
 Title: Accountant  
 Date: 12/22/15

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT

DATE

NO. 6

April 7, 2014

TO LEASE NO.  
LMI-15478

ADDRESS OF PREMISES

U.S. Bankruptcy Building  
111 First Street  
Bay City, Michigan 48708-5747

THIS AGREEMENT, made and entered into this date by and between

**Riverfront Leasing LLC**

whose address is

471 Otis Ln.  
Au Gres, MI 48703-9718

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:  
WHEREAS, the parties hereto desire to amend the above Lease.

**NOW THEREFORE**, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective April 7, 2014 as follows:

This Lease Amendment #6 is issued to incorporate a lease extension for a period of three (3) years, upon the same rent, terms and conditions. In exchange for this three (3) year lease extension, Lessor agrees to use his best efforts to resolve and correct the floor unevenness, wall cracks and stuck doorways throughout the building. Lessor shall verify that the unevenness, wall cracks and stuck doorways have been permanently resolved, by providing, at his sole cost and expense, a valid structural engineer's report acceptable to GSA.

**Therefore**, Paragraph 2 of the Supplemental Lease Agreement dated August 04, 1995 regarding the term of the lease expiring on April 20, 2015, is hereby deleted in its entirety and replaced with the following:

**Paragraph 2. TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on April 21, 1995 and continuing through April 20, 2018 inclusive. In exchange for the foregoing, Lessor agrees as follows:

1. Lessor hereby agrees to use his best efforts to resolve, correct and repair the floor unevenness, wall cracks, torn wall coverings and stuck doorways throughout the building. Lessor shall verify that the unevenness and these issues have been resolved by providing a valid structural engineer's report acceptable to GSA, indicating that the uneven floor problems, wall cracks and stuck doorways have been permanently corrected.
2. Lessor shall also provide an equipment condition report and a balance report from a qualified heating and air conditioning firm. The report to provide a detailed analysis of the existing HVAC systems and a balance report. And if necessary, Lessor will rebalance and repair the HVAC system to ensure evenly distributed heating and cooling throughout the building all in accordance with the Lease Agreement. All work, repairs and replacements if any, shall be inspected by GSA to verify completion and acceptance.

**All other terms and conditions of the lease shall remain in full force and effect.**

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

(b) (6)

BY

ARTHUR MADAJSKI

MANAGER - Owner

IN PRESENCE OF

(b) (6)

(Signature) KATHY LEONARDO

4035 S. NAVA RD, PATERA, FL.

(Address)

32127

UNITED STATES

(b) (6)

ADMINISTRATION

BY

William Clark Douglas

(Signature)

Lease Contracting Officer

(Official Title)



<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 5</b>  <b>TO LEASE NO. GS-05B-15493</b>
<b>ADDRESS OF PREMISES:</b> (b) (7)(F) 226 West Second Street Flint, Michigan 48502	<b>PDN Number: N/A</b>  <div style="text-align: right; color: blue;">05-19-15</div>

**THIS AGREEMENT**, made and entered into this date by and between  
**West Second Street Associates**  
 whose address is: 140 East Second Street  
 Flint, Michigan 48502

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties entered into this Lease which commenced on February 15, 1995, and is to terminate on February 14, 2015; and

**WHEREAS**, the parties desire to amend the Lease and enter into Lease Amendment No. 5 to extend the term of the Lease;

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective February 15, 2015, as follows:

1. Paragraph 2 of the Lease is hereby deleted in its entirety and replaced with the following:
  2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 15, 1995 through February 14, 2016, subject to termination rights as may be hereinafter set forth.
2. Paragraph 4 of the Lease is hereby deleted in its entirety and replaced with the following:
  3. The Government may terminate this lease at any time on or after July 14, 2015 by giving at least a 60 day notice in writing to the lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**  
 (b) (6)  
 Signature: \_\_\_\_\_  
 Name: Troy S. Farah  
 Title: West Second Street Associates, LLC  
 Entity Name: May 15, 2015  
 Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**  
 (b) (6)  
 Signature: \_\_\_\_\_  
 Name: Zlata Godsel  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: 5-19-15

**WITNESSED FOR THE LESSOR BY:**  
 (b) (6)  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 5-15-15



GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 4

DATE

10/25/95

TO LEASE NO.  
GS-05B-15493

ADDRESS OF PREMISES

(b) (7)(F)

226 West Second Street  
Flint, Michigan 48502

THIS AGREEMENT, made and entered into this date by and between

West Second Street Associates  
whose address is 140 East Second Street  
Flint, Michigan 48502

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective November 1, 1995, as follows:

Supplemental Lease Agreement Number 4 is issued to reflect the actual square footage of the leased premises, the actual effective date, the actual rental rate, the actual termination date, and the resolution of lump-sum extra items.

I. Paragraphs 1, 2, 3, and 4 of the lease have been deleted in their entirety and are replaced with the following paragraphs 1, 2, 3 and 4:

1. The Lessor hereby leases to the Government the following described premises:

15,168 net usable square feet of office space located on the ground floor of a one story building (renovation of existing building and construction of new addition) and 15 adjacent, reserved parking spaces located on the site at 226 West Second Street in Flint, Michigan 48502 as shown on Exhibit A (4 pages).

(Continued on Page 2; this is page 1 of 3)

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR West Second Street Associates

(b) (6)

BY

(Signature)

PARTNER

(Title)

IN PRESENCE (b) (6)

(Signature)

140 E. SECOND ST. FLINT, MI

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

(b) (6)

BY

NANETTE L. MYERS

(Signature)

Contracting Officer

(Official Title)

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 15, 1995 through February 14, 2015, subject to termination rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$ 497,510.40 at the rate of \$41,459.20 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

West Second Street Associates  
140 East Second Street  
Flint, Michigan 48502

4. The Government may terminate this lease at any time on or after February 14, 2005 by giving at least 90 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

The following are lump-sum items which are due lessor:

1. The change of fixtures to parabolic lighting. (b) (4)
2. Fire shutters (b) (4)
3. Marble at judge's bench (b) (4)
4. Stain and hand finish millwork (b) (4)
5. Revision to judge's bench (b) (4)
6. Ceramic tile at judge's galley (b) (4)
7. Extensions on windows (b) (4)
8. Remove Courtroom Chandaliers (b) (4)
9. Judge's Suite Ceiling Upgrades (b) (4)

LESSOR: TSF

GOVERNMENT: [Signature]

05/01/99

Supplemental Lease Agreement Number 4  
Lease Number GS-05B-15493  
Page 3 of 3

10. Extended General Conditions (1/2 of total amount)
11. Courtroom Ceiling Upgrades
12. Miscellaneous rework items (1/2 of total amount)
13. Exterior paint existing building (1/2 of total amount)
14. Locks for windows
15. Wallcovering material
16. Hang seal and Miscellaneous rework

**TOTAL**

The Lessor shall submit a certified invoice to the Contracting Officer indicating that the above work has been completed. If the work is complete and deemed satisfactory to the Government, a one time lumpsum payment in the amount of \$(b) (4) shall be issued to the Lessor.

LESSOR: TSF

GOVERNMENT: [Signature]

10/10/77



GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT AGREEMENT

Lease Amendment Agreement  
**NO. 5**

DATE

TO LEASE NO.  
GS-05B-16777

**EXTENSION**

ADDRESS OF PREMISES

3400 Conner Road  
Detroit MI 48215-2433

THIS AGREEMENT, made and entered into this date by and between

Detroit GSA, LLC.

8100 Macomb

whose address is Grosse Ile, MI 48138-1574

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

Use of the GSA form 276, Supplemental Lease Agreement, has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment Agreement"

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective November 6, 2014, as follows:

Lease Amendment (LA) No.5 is issued to extend the subject lease for a period of one year, subject to the termination rights set forth below.

Accordingly, Paragraph 2 (SF-2) of the Lease is hereby deleted in its entirety and replaced with the following:

" 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 6, 2002, through November 5, 2015, subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 4 is hereby added to the Lease as follows:

" 4. The Government may terminate this lease at any time effective on or after November 6, 2014, by giving at least 60 days notice in writing to the lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR Detroit GSA, LLC.

BY

(b) (6)

(Signature)

*Member*

(Title)

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

BY

(b) (6)

(Signature) Mark Montgomery

Contracting Officer

(Official Title)

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

Lease Amendment  
**NO. 4**

DATE

TO LEASE NO.  
**GS-05B-16777**

**EXTENSION**

ADDRESS OF PREMISES

3400 Conner Road  
Detroit MI 48215-2433

THIS AGREEMENT, made and entered into this date by and between  
Detroit GSA, LLC.  
8100 Macomb  
whose address is Grosse Ile, MI 48138-1574

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

Use of the GSA form 276, Supplemental Lease Agreement, has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective November 6, 2012, as follows:

Lease Amendment (LA) No. 4 is issued to extend the subject lease for a period of two (2) years, one (1) year firm, subject to the termination rights set forth below.

Accordingly, Paragraph 2 (SF-2) of the Lease is hereby deleted in its entirety and replaced with the following:

" 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 6, 2002, through November 5, 2014, subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 4 is hereby added to the Lease as follows:

" 4. The Government may terminate this lease at any time effective on or after November 5, 2013, by giving at least 60 days notice in writing to the lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR Detroit GSA, LLC.

BY

(b) (6)

IN PRESENCE

(b) (6)

(Signature)

*President, Gray & Associates, LLC, Receiver*

(Title)

*8100 Macomb, Grosse Ile, MI*

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

(b) (6)

(Signature) Jerald M. Helland

Contracting Officer

(Official Title)



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		LEASE AMENDMENT No. 9
LEASE AMENDMENT		TO LEASE NO. GS-05B-17017
ADDRESS OF PREMISES <u>34010 PLYMOUTH RD</u> <u>LIVONIA, MI 48150-1512</u>		PDN Number: NA

THIS AMENDMENT is made and entered into between UIRC-GSA LIVONIA MI, LLC

whose address is:

4201 West 36<sup>th</sup> Street  
Chicago, IL 60632-3800

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend it 30 months at a new rental amount.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 11/1/15 as follows:

The following paragraphs are hereby changed effective 11/1/15:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 28, 2005 through April 30, 2018, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$307,315.80 which is \$37.35 per rentable square foot (\$38.90 per usable square foot) in monthly installments of \$25,609.65 paid in arrears. Rent for a lesser period shall be prorated. Rent is payable to lessor above via the payee location designated in SAM registration. As part of the rental consideration, Lessor shall perform all its responsibilities and obligations as defined in the Lease.

The rent above increases the operating cost part of the total rent to (b) (4) rentable square foot. The next annual adjustment in accordance with Section 3, Paragraph 3.6 (A through E) of the Lease shall be effective 11/1/17,

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR: UIRC-GSA LIVONIA MI, LLC

FOR THE GOVERNMENT:

Signature: (b) (6)  
Name: Edward R. Pledge  
Title: VP  
Entity Name: UIRC-GSA Livonia MI, LLC  
Date: 10/5/15

Signature: (b) (6)  
Name: Gerald R. Kosinski  
Title: Lease Contracting Officer  
Real Estate Division  
GSA, Public Buildings Service,  
Date: 10-8-15

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)  
Name: Brandon Veldman  
Title: Senior Analyst  
Date: 10-5-15



GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 3 (Revised)

DATE (FOR GOV'T USE ONLY)

DEC 14 2005

TO LEASE NO.  
GS-05B-17017

ADDRESS OF PREMISES

(b) (7)(F)

34010 Plymouth Road  
Livonia, Michigan 48150

THIS AGREEMENT, made and entered into this date by and between

whose address is  
West Second Street Associates 3, LLC  
140 East Second Street, Suite 225  
Flint, Michigan 48502

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:  
WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective October 28, 2005, as follows:

Issued to adjust the effective date and expiration date, as well as include the tax identification number.

Based on the above the following paragraphs are hereby amended: 2 and 19

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 28, 2005 through October 31, 2015, subject to termination and renewal rights as may be hereinafter set forth.

19. The Tax Identification Number (TIN) for the real estate parcels occupied under this Lease is (b) (4)

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR WES (b) (6) CIATES 3, LLC

BY

IN PRESENCE OF

(b) (6)

(Signature)

JOHN SIBTY - MEMBER  
(Title)

(b) (6)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

LISA M. JONES

DEC 14 2005

Contracting Officer

(Official Title)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 3  TO LEASE NO. GS-05B-18586
ADDRESS OF PREMISES 60 EAST GRAND AVENUE HIGHLAND PARK, MI 48203-3102	

THIS AMENDMENT is made and entered into between: GRANDE INVESTMENT COMPANY LLC

whose address is: 6020 W MAPLE RD  
STE 503  
WEST BLOOMFIELD, MI 48322-4409

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

"Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective November 1, 2015 as follows:

Lease Amendment Number Three (3) is issued to extend the lease term three years, two years firm.

Standard Form 2, Paragraph 2 is deleted in its entirety and replaced with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 1, 2010 through October 31, 2018, subject to termination and renewal rights as may be hereinafter set forth."

Standard Form 2, Paragraph 4 is deleted in its entirety and replaced with the following:

"The Government may terminate this lease at any time on or after October 31, 2017 by giving at least (90) ninety days notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

This Lease Amendment contains one (1) page.

All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

(b) (6)  
Signature: \_\_\_\_\_  
Name: RONALD A. SCHWARTZ  
Title: MANAGER  
Entity Name: Grande Investment Company LLC  
Date: 10/20/15

(b) (6)  
Signature: \_\_\_\_\_  
Name: Christopher Bonfiglio  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 10/28/2015

WITNESSED FOR THE LESSOR BY:

(b) (6)  
Signature: \_\_\_\_\_  
Name: Shelley KASH  
Title: Adm. Assistant  
Date: 10/20/15

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-05B-18586	DATE 3/7/11	PAGE 1 of 2
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ADDRESS OF PREMISES

60 EAST GRAND AVENUE, HIGHLAND PARK, MI 48203-3102

**THIS AGREEMENT**, made and entered into this date by and between GRANDE INVESTMENT COMPANY LLC

whose address is 6020 W MAPLE RD STE 503  
WEST BLOOMFIELD, MI 48322-4409

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to issue the Notice to Proceed for Tenant Improvements, add tenant improvements to the lease rental rate, and recalculate the Broker Commission and Commission Credit.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 1, 2011, as follows:

I. This Supplemental Lease Agreement is issued as a Notice to Proceed for Tenant Improvements in the amount of \$109,251.52. Upon completion, inspection, and acceptance of the space, the Tenant Improvements shall be amortized into the remaining firm term of the lease at the annual rate of (b) (4)

II. Paragraph 3 of the Standard Form 2 shall be replaced in its entirety with the following:

\*3. The Government shall pay the Lessor annual rent of **\$342,495.00** [(b) (4)] for Shell (excl. Taxes), [(b) (4)] for Taxes, and [(b) (4)] for Operating Expenses] or monthly rent of **\$28,541.25** in arrears until the Tenant Improvements (TI's) are completed (estimated at six months). Upon acceptance of the TI's, the rent shall be adjusted to amortize these costs at [(b) (4)] over the remaining 30 months of the lease's firm term.

At the beginning of the seventh month (May 1, 2011), the Government shall pay the Lessor annual rent of **\$390,257.88** [(b) (4)] for Shell (excl. Taxes), [(b) (4)] for Taxes, [(b) (4)] for Tenant Improvements, and [(b) (4)] for Operating Expenses] or monthly rent of **\$32,521.49** in arrears.

At the beginning of year four (4) the full term shell rent shall adjust to an annual rent of **\$342,495.00** [(b) (4)] for Shell (excl. Taxes), [(b) (4)] for Taxes, and [(b) (4)] for Operating Expenses] or monthly rent of **\$28,541.25** in arrears and the rate shall continue through year five (5). Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

(Continued on Page 2)

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR: GRANDE INVESTMENT COMPANY LLC**

SIGNATURE (b) (6)	NAME OF SIGNER Ronald A. Schwartz, Manager
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ADDRESS  
6020 W MAPLE RD STE 503, WEST BLOOMFIELD, MI 48322-4409

**IN PRESENCE OF**

SIGNATURE (b) (6)	NAME OF SIGNER Shelley H. KASH
----------------------	-----------------------------------

ADDRESS

**UNITED STATES OF AMERICA**

SIGNATURE (b) (6)	NAME OF SIGNER Melissa McKenna OFFICIAL TITLE OF SIGNER Lease Contracting Officer
----------------------	--

GRANDE INVESTMENT COMPANY LLC  
6020 W MAPLE RD STE 503  
WEST BLOOMFIELD, MI 48322-4409

III. Paragraph 3 of the Standard Form 2 shall be replaced in its entirety with the following:

- "25. The Lessor and the Broker have agreed to a cooperating lease commission of (b) (4) of the modified aggregate firm term value of this lease valued at \$1,146,892.20. The total amount of the commission is (b) (4). The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with SFO Paragraph 2.2 "Broker Commission and Commission Credit", the Broker has agreed to forego (b) (4) of the commission that it is entitled to receive in connection with this lease transaction. The Commission Credit is (b) (4) and shall be credited in three equal amounts of (b) (4) over the first three monthly rent payments. Notwithstanding Paragraph 3 of this Standard Form 2, the Firm Term Rental payments shall be reduced to fully re-capture this Commission Credit. The reduction shall commence with the first month and continue as indicated as follows:

(b) (4)

IV. All other terms and conditions remain in full force and effect.



**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18586	DATE 11/23/11	PAGE 1 of 3
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ADDRESS OF PREMISES  
60 EAST GRAND AVENUE, HIGHLAND PARK, MI 48203-3102

**THIS AGREEMENT**, made and entered into this date by and between GRANDE INVESTMENT COMPANY LLC

whose address is 6020 W MAPLE RD STE 503  
WEST BLOOMFIELD, MI 48322-4409

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to increase the amortized tenant improvements and recalculate the effected Broker Commission and Commission Credits in the rental rate.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 1, 2011, as follows:

I. This Supplemental Lease Agreement is issued to add additional amortized Tenant Improvements (TI) to the month 7 ending balance of \$ 105,908.58. An increase of \$ 4,896.02 for a total month 8 beginning balance of \$ 110,804.60. The original amortized TI amount was \$ 109,251.52, and has since been reduced by a single first amortization period payment in month 7 of this lease term. A total payment of \$ 3,980.24 yielded a principle reduction of \$ 3,342.94 thus reducing the principle balance by that amount. The revised net Tenant Improvement amount of \$ 110,804.60 (\$105,908.58 + \$4,896.02) shall be amortized at the annual rate of (b) (6) over the remaining firm term (or 29 months) of the Lease beginning with the eighth month or June 2011.

II. Paragraph 3 of the Standard Form 2 shall be replaced in its entirety with the following:

**Months 1-6 (11/1/10 – 4/30/11)**

For months 1 – 6, the Government has paid the Lessor an annual rent amount of \$ 342,495.00. Included in the annual rent amount was (b) (4) (Operating Expenses). Annual rent for months 1-6 were as follows:

	Months 1-6			
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	(b) (4)			
RE Tax:				
OPEX:				
Total:	342,495.00	28,541.25	25.87	27.85

(Continued on Page 2)

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: GRANDE INVESTMENT COMPANY LLC

SIGNATURE (b) (6)	NAME OF SIGNER Ronald A. Schwartz, Manager
----------------------	---

ADDRESS  
6020 W MAPLE RD STE 503, WEST BLOOMFIELD, MI 48322-4409

IN PRESENCE OF

SIGNATURE (b) (6)	NAME OF SIGNER Merle S. Schwartz
----------------------	-------------------------------------

ADDRESS  
6020 W. Maple Road, Suite 503, West Bloomfield, MI 48322

UNITED STATES OF AMERICA

SIGNATURE (b) (6)	NAME OF SIGNER Melissa McKenna OFFICIAL TITLE OF SIGNER Lease Contracting Officer
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**Month 7 (May 1, 2011)**

For month 7, the Government has paid the Lessor an annual rent amount of \$ 342,495.00 (\$ 32,521.49 Monthly). Additionally for month 7, the Government has paid the Lessor an Annual TI Rent amount of \$ 47,762.89 (\$ 3,980.24 Monthly), for a total annual rent of \$ 390,257.89 (\$ 32,521.49 Monthly). The total amortized TI amount in month 7 was (b) (4). TI's were amortized over a 30 month term at a rate of (b) (4) %. The month 7 Tenant Improvement payment amount of (b) (4) consisted of a (b) (4). The principle portion of month 7 TI payment reduced the Amortized TI Balance from (b) (4). Month 7 annual rent consisted of the following:

	Month 7			
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	(b) (4)			
RE Tax:				
OPEX:				
TI's:				
<b>Total:</b>	<b>390,257.89</b>	<b>32,521.49</b>	<b>28.91</b>	<b>31.73</b>

**Months 8 – 36 (6/1/11 – 10/31/13)**

For months 8 – 36 the Amortized TI balance of \$ 105,908.58 will be increased by \$ 4,896.02. The new amortized TI balance of \$ 110,804.60 will be amortized over a 29 month term (the remainder of the lease firm term) at a rate (b) (4) %. The annual rent for amortized TI's for months 8–36 will be \$ 49,970.88 (\$ 4,164.24 Monthly), bringing the total annual gross rent to \$ 392,465.88 (\$ 32,705.49 Monthly). The new annual rent consists of the following:

	Months 8-36			
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	(b) (4)			
RE Tax:				
OPEX:				
TI's:				
<b>Total:</b>	<b>392,465.88</b>	<b>32,705.49</b>	<b>29.07</b>	<b>31.91</b>

**Months 37 – 60 (11/1/13 – 10/31/15)**

At the beginning of year four (4) the full term Shell rent shall adjust to an annual rent of \$ 342,495.00 [(b) (4)] for Shell (excl. Taxes), (b) (4) for Taxes, and (b) (4) for Operating Expenses] or monthly rent of \$ 28,541.25 in arrears and the rate shall continue through year five (5). Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses.

	Months 37 - 60			
	Annual	Monthly	Rate/RSF	Rate/USF
Shell:	(b) (4)			
RE Tax:				
OPEX:				
<b>Total:</b>	<b>342,495.00</b>	<b>28,541.25</b>	<b>25.37</b>	<b>27.85</b>

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

GRANDE INVESTMENT COMPANY LLC  
6020 W MAPLE RD STE 503  
WEST BLOOMFIELD, MI 48322-4409

(Continued on Page 3)

III. Paragraph 3 of the Standard Form 2 shall be replaced in its entirety with the following:

25. The Lessor and the Broker have agreed to a cooperating lease commission of (b) (4) of the modified aggregate firm term value of this lease valued at \$1,152,228.20. The total amount of the commission is (b) (4). The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with SFO Paragraph 2.2 "Broker Commission and Commission Credit", the Broker has agreed to forego (b) (4) of the commission that it is entitled to receive in connection with this lease transaction. The Commission Credit is (b) (4). To date, the Government has already received rent commission credits totaling (b) (4). With the Additional Tenant Improvement increase, the difference is therefore (b) (4) for which the Government shall take a one-time commission credit of (b) (4) which shall be taken as follows:

(b) (4)

IV. All other terms and conditions remain in full force and effect.



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 3  TO LEASE NO. GS-05B-16252
ADDRESS OF PREMISES 6480 DOUBLETREE AVENUE COLUMBUS, OHIO 43229-1111	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **BELLE ISLE INVESTMENT COMPANY LIMITED PARTNERSHIP**

whose address is: 8919 Meadowknoll Drive  
Dallas, TX 75243-7516  
DUNS: 165094355

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease;

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 04/01/2014, as follows:

Lease Agreement No. 3 is issued to extend the current lease term three (3) – years; eighteen (18) months firm term and to increase the base rent.

Therefore, *Paragraphs 2, 3 and 4 of Standard Form 2 of Lease GS-05B-16252*, are deleted in their entirety and substituted in lieu thereof,

2. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on **April 01, 1999 through March 31, 2017** subject to termination rights as may be hereinafter set forth.

3. The Government shall pay the Lessor **annual rent**, in arrears, according to the following schedule:

Term	Annual Rate	Monthly Rate	Rate/rsf
04/01/2014 - 09/30/2014	\$485,804.00	\$40,483.67	\$22.00
10/01/2014 - 03/31/2017	\$529,968.00	\$44,164.00	\$24.00

This Lease Amendment contains two (2) pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: (b) (6)  
Name: Donald S. McCarty  
Title: President, PRG Investment Corp., Gen. Partner  
Entity Name: Belle Isle Investment Company Limited Partnership  
Date: 9/15/2014

**FOR THE GOVERNMENT:**

Signature: (b) (6)  
Name: PEGGY J. VARRA  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 9/29/14

**WITNESSED FOR THE LESSOR BY:**

Signature: (b) (6)  
Name: Katherine Byer McCarty  
Title: Limited Partner, Belle Isle Investment Company Limited Partnership  
Date: 9/15/2014

Rent shall be made payable to:

**BELLE ISLE INVESTMENT COMPANY LIMITED PARTNERSHIP**  
8919 Meadowknoll Drive  
Dallas, TX 75243-7516

4. The Government may terminate this lease at anytime on or after 12:00:01 a.m. on October 1, 2015, by giving at least 270 days notice in writing to the Lessor. **The earliest date that the Government may send notice in writing to Lessor to terminate this lease at the end of the firm term, September 30, 2015, is January 4, 2015.**

No rental shall accrue after the effect date of termination. Said notice shall be computed commencing with the day after the date of mailing.

In the event of a long term lease being awarded to the current ownership, this lease may be terminated effective one day prior to the effective date of the lease and no further rental shall be due under GSA Lease No. GS-05B-16252.

This Lease Amendment contains two (2) pages.

All other terms and conditions of the lease shall remain in force and effect.

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INITIALS:  &   
LESSOR GOVT

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
NO. 1

DATE

TO LEASE NO.  
GS-05B-16252

ADDRESS OF PREMISES 6480 Doubletree Avenue  
Columbus, Ohio 43235

THIS AGREEMENT, made and entered into this date by and between

whose address is Belle Isle Investment Company  
5600 North May Avenue, Suite 120  
Oklahoma City, Oklahoma 73112

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 1999, as follows:

Supplemental Lease Agreement No. 1, is issued to reflect the new estimated effected effective date of the lease, the new estimated termination right date of the lease, specific lumpsum items and corresponding amounts, and amendments to the special requirements. Accordingly, Paragraph 2, 4, 14, and 18, are hereby deleted in their entirety and the following is inserted in lieu thereof.

Paragraph 2 of the Standard Form 2 is deleted and replaced with the following:

1. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 1 1999 through March 31, 2014, subject to termination and renewal rights as may be hereinafter set forth.

Paragraph 4 of the Standard Form 2 is deleted and replaced with the following:

4. The Government may terminate this lease at any time on or after March 31, 2009, by giving at least 120 DAYS NOTICE in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 14 of the Standard Form 2 is deleted and replaced with the following:

14. The effective date of April 1, 1999, in Paragraph 2 of this lease is the estimated beginning date. If the actual date of beneficial occupancy by the Government is different from April 1, 1999, then the actual effective date will be established by Supplemental Agreements to the lease.

Paragraph 18 of the Standard Form 2 is deleted and replaced with the following:

18. It is mutually agreed the negotiated amount for lumpsum items (see attached list of specific items), in the amount of \$62,006.00 will be paid to the lessor upon receipt of invoice after inspection and acceptance of the space. (b) (4)

Amendment to the special requirements are specified in the attached list  
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR (b) (6)

BY

(Signature)

IN PRESENCE (b) (6)

(Signature)

*Pres. - PRG Investment Corp., General Partner*

(Title)

*5600 N. May Ave. Suite 120  
Oklahoma City OK 73112*

(Address)

UNITED STATES OF AMERICA (b) (6)

ADMINISTRATION

BY *DEBORAH D. ORKOWSKI*  
(Signature)

Contracting Officer

(Official Title)



Supplemental Lease Agreement  
Attachment 1

LUMP SUM AMOUNTS  
GS-05B-16252  
U.S. GEOLOGICAL SURVEY  
COLUMBUS, OHIO

Men's Restroom revision  
HVAC Conference Training Room  
Lab Doors Glass Vision Panels  
Library Room Lighting Plan  
Additional Partitions and related HVAC, Electrical, Lighting  
Telecommunications Antenna Conduit  
Industrial Freezer circuits and outlet for Lab Rm. 148  
Separate Electrical Circuits (2), Rm. 141  
Welding Machine, dedicated circuit, Rm. 117  
Four (4) additional duplex outlets Rm. 136  
Break Room  
Refrigerator/freezer  
Downlights (15) in Rm. 146 (@170.00 each)  
Display Rail, Rm. 146  
ADP Rm. audible and visible alarms  
Power distribution for Liebert Model #15KVA  
Install one USGS Provided sink, hot & cold water with drain  
Shower, Pre-fabricated unit hot & cold water with drain  
**TOTAL AMOUNT OF LUMP SUMS**

\$(b) (4)

\$



Lessor



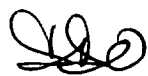
Gov't

Supplemental Lease Agreement  
Attachment 2

The following is a list of Special Requirement revision that have been agreed to between the Lessor and GSA. All other Special Requirements not mentioned in the attachment will remain the same.

1. A Cipher lock on the telephone closet door will be deleted from the requirements and no additional cost will be incurred.
2. A Pre-fabricated shower unit and drain will be installed with hot and cold water. (see lumpsum)
3. Revised Wareyard configuration has been approved by the U.S. Government.
4. Revised Men's Restroom Plan has been approved by the U.S. Government. (see lumpsum)
5. Conference/Training Room 146, will upgrade HVAC. (see lumpsum)
6. Library Rm. 138, lighting plan has been approved by the U.S. Government. (see lumpsum)
7. Glass Vision Panels in doors 22, 23, and 36 has been approved by the U.S. Government. (see lumpsum)
8. Additional partitioning has been approved by the U.S. Government. (see lumpsum)
9. Additional electrical requirements; telecommunications antenna conduit, circuit and outlet for freezer, two (2) separate electrical circuits in telephone room, dedicated circuit for welding machine, additional duplex outlets in room 136 has been approved by the U.S. Government. (see lumpsum)
10. Fifteen (15) downlights approved by the U.S. Government. (see lumpsum)
11. Display rail has been approved by the U.S. Government. (see lumpsum)
12. Folding partition is deleted from Special Requirements.
13. Fire suppression system in computer room 136 & 137 is deleted by the U.S. Government.

  
\_\_\_\_\_  
Lessor

  
\_\_\_\_\_  
Gov't

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>8</u>
LEASE AMENDMENT	TO LEASE NO. GS-05B-LWI/6982
ADDRESS OF PREMISES  916 Lake Shore Drive Ashland, WI 54806-1357	PDN Number: N/A  DUNS Number: 807795062

THIS AMENDMENT is made and entered into between MUSKIE PROPERTIES, LLC  
DBA: Muskie Properties, LLC as Tenants in Common

whose address is: 60351 Arnold Market Road  
Bend, Oregon 97702-9248

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to extend the subject lease one (1) year, zero (0) months firm, at the total annual rent of \$535,997.50.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July, 1 2016, as follows:

- A. Paragraph 2 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following in lieu thereof:  
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 1, 2016 through June 30, 2017, subject to termination and renewal rights as may hereinafter set forth."
- B. Paragraphs 4 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following in lieu thereof:  
"4. The Government may terminate this lease at any time in whole or in part on after July 1, 2016 by giving at least 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."
- C. Paragraph 15 of Attachment A to Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following in lieu thereof:  
"15. Effective July 1, 2016, the Government shall pay the Lessor the annual rent of \$535,997.50 (annual shell rent= (b) (4); annual operating rent (b) (4) plus future escalations per paragraph 13 of Attachment A to Standard Form 2 of the lease ), at the rate of approximately \$44,666.46 per month in arrears. Rent for a lesser period shall be prorated."

This Lease Amendment contains 1 page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)  
Name: MARILYN BEEM  
Title: MANAGER  
Entity Name: MUSKIE PROPERTIES, LLC  
Date: JUNE 1, 2016

FOR THE GOVERNMENT:

Signature: (b) (6)  
Name: Robert E. Jones, Jr.  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 6/1/2016

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)  
Name: Elizabeth C. McCool  
Title: Best neighbor in the world  
Date: 6/1/16



<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 7A  TO LEASE NO. GS-05B-16982
ADDRESS OF PREMISES (b) (7)(F) 916 Lake Shore Drive Ashland, WI 54806-1357	PDN Number:

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the Lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

**THIS AMENDMENT** is made and entered into between MUSKIE PROPERTIES, LLC  
 DBA: Muskie Properties, LLC as Tenants in Common

whose address is: 60351 Arnold Market Road  
 Bend, Oregon 97702-8248

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to extend the Lease term.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 1, 2014 as follows:

Paragraph 2 of SLA No. 1 is deleted and replaced with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 8, 2004 through June 30, 2016, subject to termination and renewal rights as may hereinafter set forth.

Paragraph 4 of SLA No. 1 is deleted and replaced with the following:

The Government may terminate this lease at any time by giving at least 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

The operating rate shall be increased to (b) (4) per RSF. The shell rate shall be reduced. The annual rent calculations are as follows:

Shell Annual Rent: (b) (4)  
 New Operating Annual Rent: (b) (4)  
 Annual Real Estate Taxes: (b) (4)  
 Total Annual Rent: \$534,599.41

This Lease Amendment contains 1 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: (b) (6)  
 Name: Ben Gerlicher  
 Title: Manager  
 Entity Name: Muskie Properties, LLC  
 Date: 8-26-2014

**FOR THE GOVERNMENT:**

Signature: (b) (6)  
 Name: Jacquolene M. Fors  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 8/26/14

**WITNESSED FOR THE LESSOR BY:**

Signature: (b) (6)  
 Name: Steve Gerlicher  
 Title: Manager  
 Date: 8-26-2014

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE

6-30-2004

TO LEASE NO.  
GS-05B-16982

ADDRESS OF PREMISES

A rectangular shaped parcel of land located between US Hwy 2(Lakeshore Dr.) and Main Street and ninth and tenth Ave. West, Ashland Wisconsin.

Also known as: 916 West Lakeshore Dr. Ashland, WI

THIS AGREEMENT, made and entered into this date by and between

Martinsen Investment, LLC

whose address is

101 W. Main St.

P.O.Box 841

Ashland, WI 54806

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective June 8, 2004 as follows:

This SLA No. 1 is being issued to establish the following:

- 1.) Establish the date the improvements were substantially complete.
- 2.) Restate the Lease Commencement date, the Term of the Lease and the date the Government may terminate the lease.
- 3.) Establish the Tenant Improvements cost. Establish the amount to be paid in a lump sum, and restate the Tenant Improvement cost to be amortized.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

(b) (6)

BY

(Signature)

*President*

(Title)

IN PRESENCE

(b) (6)

(Signature)

P O Box 841 Ashland, WI

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

(b) (6)

B

John B. Dawson

(Signature)

Contracting Officer

(Official Title)

Supplemental Lease Agreement #1  
Attachment A  
GS-05B-16982 Ashland, WI

The building was substantially complete on June 8, 2004.

Standard Form 2, Paragraph 2 is deleted in its entirety and replaced with:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 8, 2004 through June 30, 2014, subject to termination and renewal rights as may hereinafter set forth.

4 Standard Form 2, Paragraph 4 is deleted in its entirety and replaced with:

4. The Government may terminate this lease at any time on or after June 8, 2009, by giving at least 120 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Standard Form 2, (Attachment A) Paragraph 15 is deleted in its entirety and replaced with:

15 The cost of the tenant improvements (b) (4). The Government will pay (b) (4) part phone/data cost) in a lump sum and the balance of (b) (4) will be amortized. The amount will be amortized based on an (b) (4) discount rate, 5-year amortization term compounded monthly. The result of the calculation is (b) (4) per rentable square foot (b) (4) per usable square foot) to be paid during years 1-5 of the lease.

	<u>Years 1-5</u>	<u>Years 6-10</u>
Rent.		
Shell Rent	(b) (4)	(b) (4)
RE Tax	(b) (4)	(b) (4)
Operating Cost	(b) (4)	(b) (4)
Tenant Imp.	(b) (4)	(b) (4)
Total Rent	\$19.88	\$14.81

Rent years 1-5 is (34,970x19.88) \$695,203.60 / yr. \$57,933.63 per mo. In arrears  
Rent years 6-10 is (34,970x14.81) \$517,905.70 / yr. \$43,158.81 per mo. In arrears  
Plus increases for operating expenses and real estate taxes as outlined herein.